



Pinto Tower, Hebden Place, Nine Elms, SW8

Asking Price: £720,000

 Benham
& Reeves

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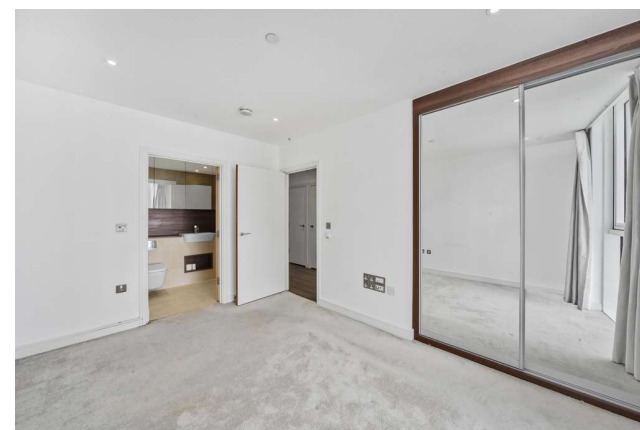
 2 Bedroom (s)  2 Bathroom (s)  Leasehold

This spacious dual aspect two bedroom two bathroom apartment is situated on the sixteenth floor of Pinto Tower, part of the Nine Elms Point development. The property spans a generous 804 sq. ft. and comprises a large open-plan dual aspect living room opening on to a private westerly facing balcony affording views over West London. The kitchen is fully fitted with dishwasher, microwave, fridge/freezer and wine cooler. The principal bedroom features an en-suite bathroom and good storage. There is a second double bedroom served by a full family sized bathroom.

Nine Elms Point development by Barratt London and is part of a unique regeneration project of the last remaining Central London's industrial district and is located in Zone 1, close to the River Thames and the new US and Dutch embassies.

The residents benefit from 24-hour concierge, residents' gym, a cinema screening room, business lounge and landscaped courtyards.

Nine Elms Point is next to the Nine Elms tube extension (Northern line) as well as being close to the excellent transport services of Vauxhall that includes rail, tube and bus links and a river taxi pier at St George Wharf. Vauxhall is served by the Victoria line and National Rail services.





Property Features:

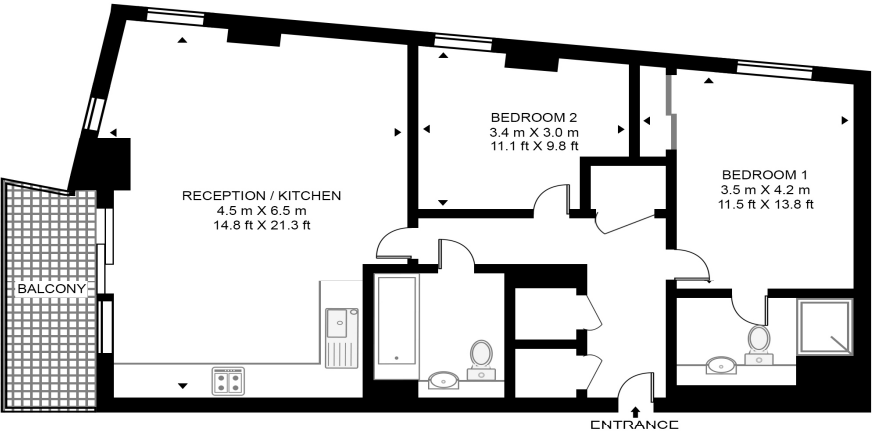
- Two Bedrooms
- Two Bathrooms
- 804 Square Feet (Approx.)
- 16th Floor
- Private Balcony
- 24 Hour Concierge, Business Lounge, Residential Gym
- Nine Elms Station (Zone 1)




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PINTO TOWER, NINE ELMS POINT
APPROXIMATE GROSS INTERNAL FLOOR AREA 804 SQ.FT (74.7 SQ.M)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

SIXTEENTH FLOOR

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.
WWW: hdivirtualart.com | TEL: 0203.974.1567 | EMAIL: info@hdivirtualart.com

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£720,000
Tenure:	Leasehold Expires 12/02/3012 Approximately 986 Years Remaining
Ground Rent:	£730.00 (per annum) for the year 2025
Service Charge:	£4,318.72 (per annum) for the year 2025
Anticipated Rent:	£3,240.00 pcm Approx. 5.4% Yield

Viewings:

All viewings are by appointment only through our Nine Elms Office.

Our reference: KEW240040

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W: www.benhams.com

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Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

